

**QHI**  
GROUP

legal@qhigroup.com.au

Concerns Notice

Date: 06/04/2025

To: Actually\_ADU, Mika, Or any other alias you may be using

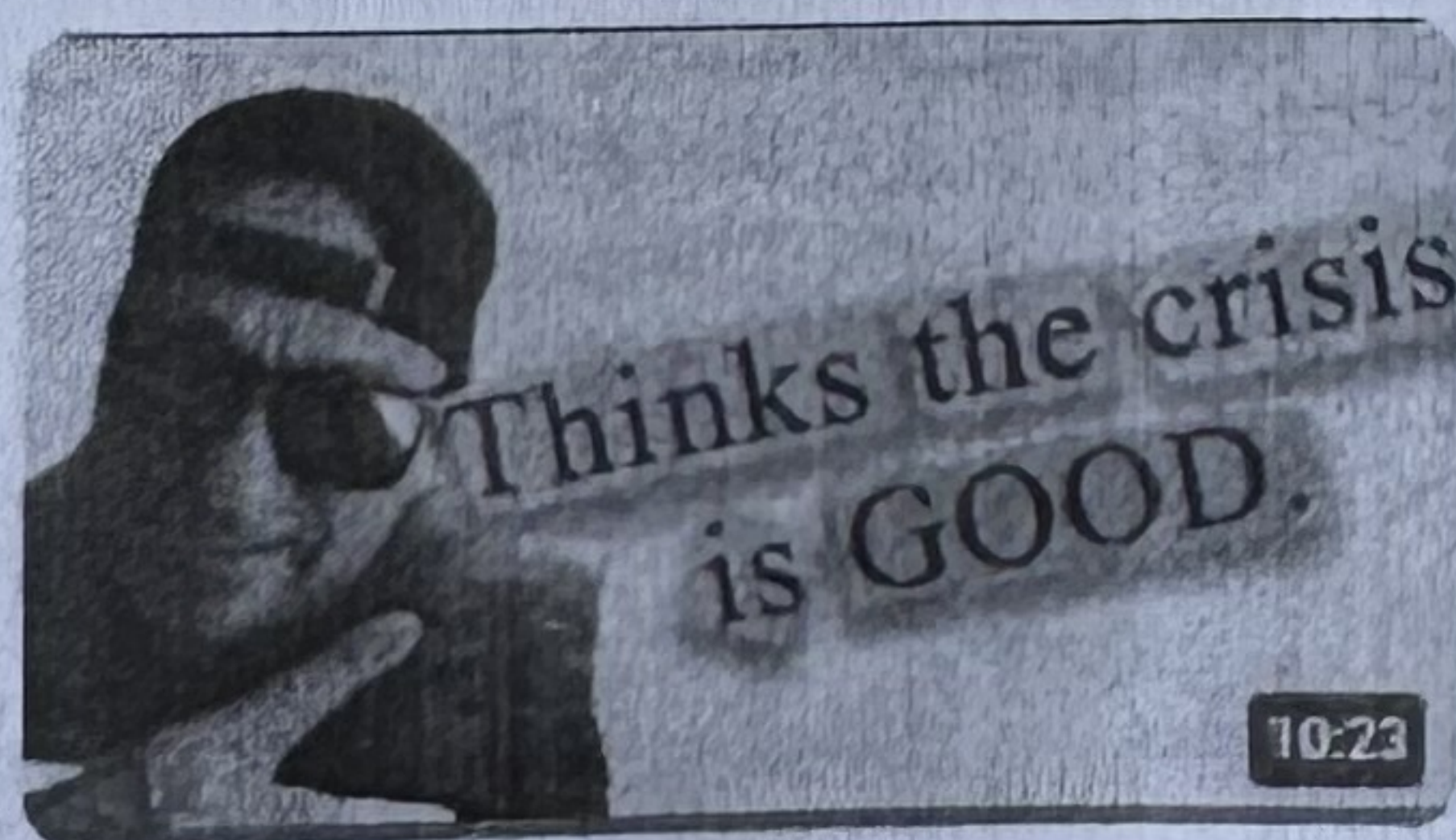
From: QHI Group Legal Team

RE: Defamatory Content Published Online Concerning Mr. Scott Challen and the QHI Group

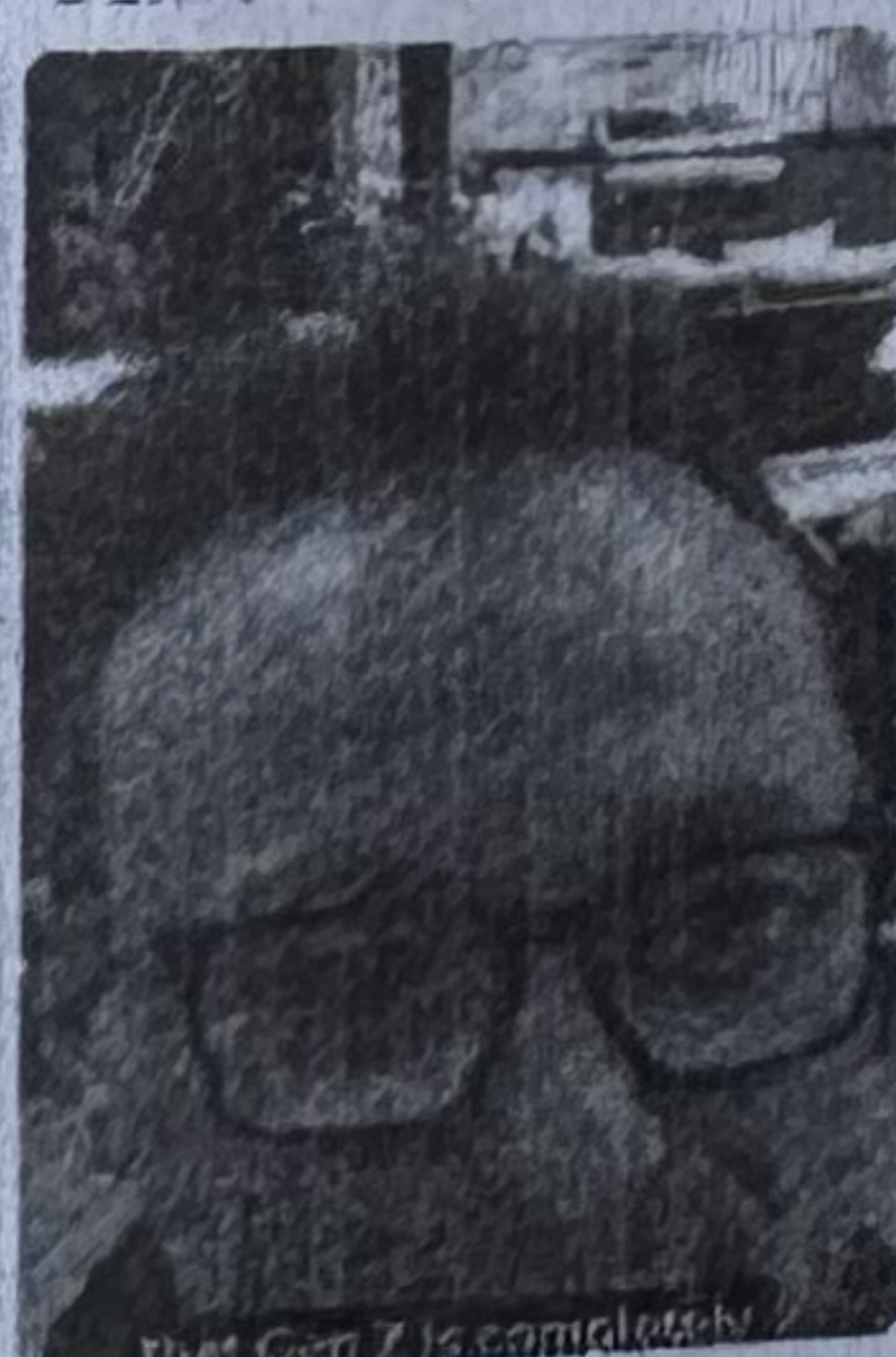
Dear Alias

This letter serves as a formal concerns notice under section 12A of the Defamation Act 2005 (Qld).

We have identified multiple videos you have published online that contain false, damaging, and defamatory claims about our client, Mr. Scott Challen. These publications have caused serious harm to his personal and professional reputation and constitute actionable defamation.



australia's WORST builder | Scott Challen



someone check scott's sites #auspol #news ...  
538 views

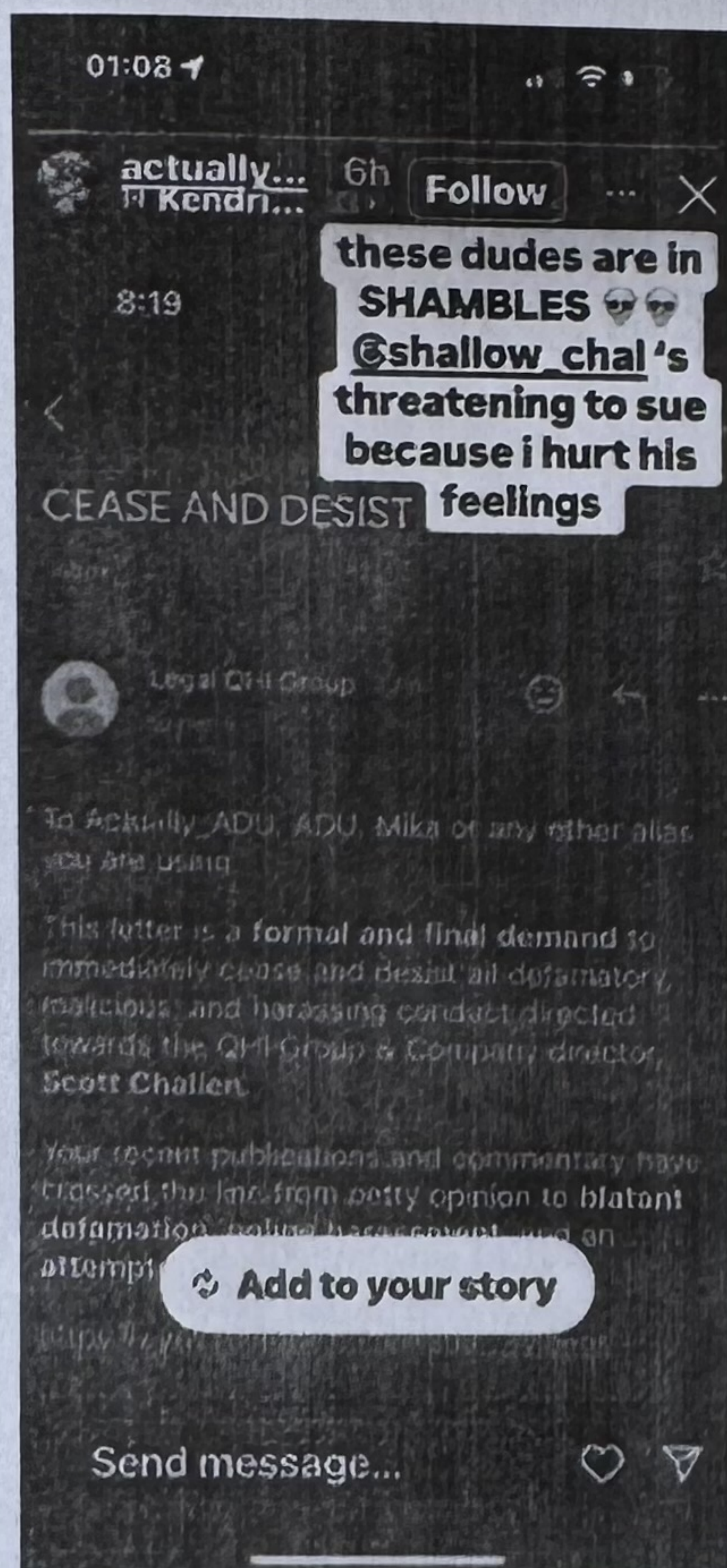


victoria's public housing system is deplorable ...  
526 views

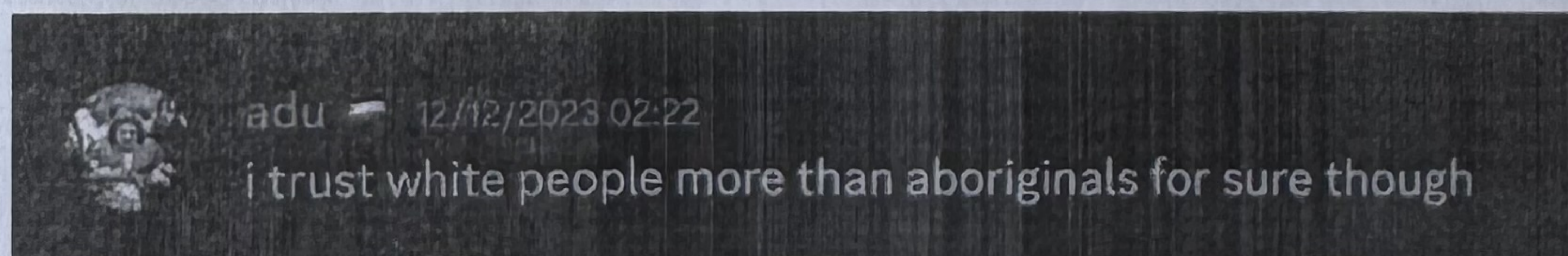


building boss has a weird flag #auspol ...  
448 views





We now have confirmation of your email address.  
Shortly we will have your full identity.



We bring your attention to key precedent cases, including:

Duffy v Google Inc (2015) 125 SASR 437, where online platforms were held liable for defamatory content; and

Fairfax Media Publications Pty Ltd v Voller (2021) HCA 27, where the High Court confirmed that online publishers are responsible for third-party content under defamation law.

Your conduct meets the threshold for serious harm.

Jurisdiction and Legal Intent

Please be advised that legal proceedings will be filed in the



Supreme Court of Queensland, where the harm to our client's reputation has been most acutely felt, and where his professional operations are headquartered.

As you are presently anonymous, proceedings will be filed against a "John Doe" defendant. This is a legally recognised mechanism in Queensland law, enabling defamation proceedings to be initiated where the defendant's identity is not yet known.

Once proceedings are underway, we will immediately apply for preliminary discovery orders—as permitted under rule 229C of the Uniform Civil Procedure Rules 1999 (Qld)—compelling third parties such as TikTok, YouTube (Google), and your Internet Service Provider to disclose your IP address, account registration details, and identity.

**This is a court-sanctioned process. Your identity will be revealed.**

**We will expose you.**

**Demands**

To avoid litigation, you must within 7 days of the date of this notice:

Remove all defamatory content from any platform where it has been published;

Issue a public apology acknowledging the falsehood of your claims;

Pay compensation of \$5,000 for costs incurred to date, including legal and investigative fees.

Failure to comply will result in immediate legal action without further notice. We will seek aggravated damages, full legal costs, permanent injunctions, and a court-ordered public retraction.

This is your opportunity to settle the matter before the courts become involved.

We strongly recommend you seek legal advice or don't and we will continue to pursue and expose you for the public record.

Sincerely,

QHI Group Legal Team – on Behalf of Mr Scott Challen